

AGENDA
PLANNING COMMISSION
APRIL 24, 2018 - 7:00 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

- I. ROLL CALL
- II. APPROVAL OF MINUTES
 - 1. Special Meeting of March 27, 2018*
 - 2. Regular Meeting of March 27, 2018*
- III. PUBLIC COMMUNICATIONS
- IV. SUBDIVISIONS
- V. SITE PLANS
- VI. OLD BUSINESS
- VII. NEW BUSINESS
 - 1. Town of Stonington Referral for Public Hearing on May 1, 2018
 - a. CME Associates- Regulation Text Amendment*
 - 2. Town of Groton Zoning Board of Appeals Referral for Public Hearing on April 11, 2018
 - a. ZBA#18-01- 84 Route 27; Mystic 84, LLC- Owner; Alan Short-Applicant*
 - 3. Zoning Regulation Rewrite Project - Update*
 - 4. Report of Commission
 - 5. New Applications
- VIII. REPORT OF CHAIRMAN
- IX. REPORT OF STAFF
- X. ADJOURNMENT

Next regular meeting: May 8, 2018

* Enclosed

NOTE: NO NEW BUSINESS WILL BE CONSIDERED AFTER 10:30 P.M.

MINUTES
SPECIAL MEETING
PLANNING COMMISSION
MARCH 27, 2018 – 6:45 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

Chairman Pritchard called the meeting to order at 6:47 p.m.

I. ROLL CALL

Regular members present: Pritchard, Kane, Steinfeld, Zod, Tarbox (6:49)

Members absent:

Staff present: Jones, Allen, Hovland

II. ITEMS OF BUSINESS

1. Town Council referral for a Public Hearing on March 27, 2018

Lease of an office at the Town Hall Annex

Staff explained that the Poquonnock Bridge Fire Department is interested in leasing the Town Hall Annex basement office space full time for use by their Fire Marshal. The office space is currently vacant and having the Fire Marshal available in the building would add convenience for both Town staff and Town residents.

The Commission raised concern regarding the 5-year lease and the possibility of needing the space for a different purpose within that timeframe. The Commission discussed maintaining the right to terminate the lease if proper notice is given to the lessee.

MOTION: The Planning Commission supports the lease of office space at the Town Hall Annex to the Poquonnock Bridge Fire District as it promotes cooperation between municipal agencies and is consistent with the 2016 Plan of Conservation and Development. The Commission recommends that the Town maintain the right to terminate the initial 5-year term with proper notice.

Motion made by Pritchard, seconded by Kane, so voted unanimously.

III. ADJOURNMENT

Motion to adjourn at 6:58 p.m. was made by Pritchard, seconded by Kane, so voted unanimously.

Hal Zod, Secretary
Planning Commission

Prepared by Kara Hovland
Office Assistant II

REGULAR MINUTES
PLANNING COMMISSION
MARCH 27, 2018 – 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

Chairman Pritchard called the meeting to order at 7:04 p.m.

I. ROLL CALL

Regular members present: Pritchard, Kane, Steinfeld, Zed, Tarbox

Members absent:

Staff present: Jones, Allen, Hovland

II. APPROVAL OF MINUTES

1. February 13, 2018

MOTION: To adopt the minutes of February 13, 2018 as written.

Motion made by Steinfeld, seconded by Zed, so voted unanimously.

III. PUBLIC COMMUNICATIONS

Pritchard reported that Tarbox was appointed a regular member of the Planning Commission. Referrals from the cancelled March 13th, 2018 meeting were sent to the Planning Commission via email from Town staff for review, the Commission had no comment.

IV. PUBLIC HEARING

1. SUB18-01 – Hancock Farms Estate Lot 1 Resubdivision, 180 Cow Hill Road

Pritchard read the procedures of a public hearing and Zed read legal notice.

Greg Fedus of Fedus Engineering, 70 Essex Street, Mystic, represented Theodore and Casilda Lucas in resubdividing their lot at 180 Cow Hill Road. The existing house is a bed and breakfast and they plan to split the lot into two parts. A single-family home is proposed for the newly-formed lot.

The applicants requested that a sidewalk not be required as well as two waivers. They wished to keep the original overhead electric wires (as opposed to underground). Sewer, water, and electric would be underground for the new lot. The existing well is adequately serving the existing property, but will be located on the new proposed lot and an easement would be needed for access. They do not wish to be tied into public water because it is an unnecessary expense.

Staff explained that the property is located in an RU-20 zone and therefore requires a minimum of 20,000 sqft per lot. The two lots would each meet the requirement, but the

existing well had to be located on the new lot in order to do so. An easement will be needed to access the well. The proposed new home will be serviced by public water.

The Commission had concerns about the parking lot. Staff explained that Greg Hanover of Town Public Works commented that the design of the parking lot does not demonstrate reasonable configuration for turning radius. Staff explained that with subsequent site plan approval there will be a way to reconfigure the parking acceptably.

Zod expressed concern about the existing overhead wires. Greg Fedus stated that it is possible to put them underground, but doing so would require 85 feet of excavation from the electrical pole to the house by way of hammer or blasting and it may be cost prohibitive.

Pritchard voiced concern about “undoing” a variance to allow 15 guests in lieu of 11 that was previously approved. Since the time the variance was granted, the operation has decreased in size back to within the 11-guest regulation, so the variance is no longer applicable.

Harold Robb of 7 Hancock Drive spoke. He had no problem with splitting the lot.

Steinford moved to close public hearing, Zod seconded, so voted unanimously.

V. SUBDIVISIONS

1. SUB18-01 – Hancock Farms Estate Lot 1 Resubdivision, 180 Cow Hill Road
Motions were passed out.

MOTION: To approve a waiver of Section 4.8(1) of the Town of Groton Subdivision Regulations, allowing existing overhead utilities servicing 180 Cow Hill Road to remain, for the following reasons:

1. The request is consistent with the general requirements for the issuance of waivers in Section 1.10.
2. The presence of ledge at the property impedes burying of the existing overhead utilities.

Motion made by Pritchard, seconded by Zod, so voted unanimously.

MOTION: To approve a waiver of Section 4.5(1) of the Town of Groton Subdivision Regulations, allowing for the continued use of an existing well as a water source for 180 Cow Hill Road, for the following reasons:

1. The request is consistent with the general requirements for the issuance of waivers in Section 1.10.
2. The presence of ledge at the property impedes the extension of lines from a public water supply.

Motion made by Pritchard, seconded by Steinfeld, so voted 4-1-0 (Zod)

MOTION: To approve the application SUB18-01, Hancock Farm Estates Resubdivision, 180 Cow Hill Road with the following modifications:

1. In accordance with Section 4.9(5), in lieu of the requirement to provide open space, a payment of \$9,000—the equivalent of 10% of the fair market value of the land to be subdivided—shall be made to the Town of Groton prior to the recording of final plans.
2. Reconfiguration of parking at 180 Cow Hill Road shall be addressed subsequent to this subdivision approval by a separate site plan application. No sale or building at Lot 1B shall take place before approval is granted and work is completed for the reconfiguration of parking at 180 Cow Hill Road/Lot 1A.
3. All technical items raised by staff shall be addressed.

The Planning commission notes that it is not requiring a frontage sidewalk along the property's Hancock Drive frontage. A sidewalk was constructed along the opposite side of Hancock Drive as part of the original Hancock Farms Estates Subdivision, and the Town Pedestrian Master Plan does not propose a sidewalk at the site.

Motion was made by Pritchard, seconded by Tarbox, so voted 4-1-0 (Kane)

VI. SITE PLANS - None

VII. OLD BUSINESS – None

VIII. NEW BUSINESS

1. Noank Fire District Referral for Public Hearing
 - a. Spicer's Marinas, LLC, Petition for Zoning Map Change

The Commission had no comment.

2. Town of Stonington Referral for Public Hearing on April 17, 2018
 - a. Whaler's Inn RE, LLC, 20 East Main Street, Mystic- Special Use Permit for beer and wine sales

The Commission had no comment.

3. Report of Commission-

Tarbox mentioned the wavy dancing sign in front of Valvoline. Pritchard questioned if there is additional action that can be taken to ensure its permanent removal.

4. New Applications- None

IX. REPORT OF CHAIRMAN

Pritchard reported that the TIF policy has been approved by Town Council. Staff stated that next month Jon Reiner will attend a meeting to review the Commission's role in reviewing TIF master plans. Pritchard asked for Zoning Regulation progress reports.

X. REPORT OF STAFF- None

XI. ADJOURNMENT

Motion to adjourn at 8:32 p.m. was made by Steinfeld, seconded by Kane, so voted unanimously.

Hal Zod, Secretary
Planning Commission

Prepared by Kara Hovland
Office Assistant II

TOWN OF STONINGTON

Department of Planning
152 Elm Street
Stonington, Connecticut 06378
(860) 535-5095 • Fax (860) 535-1023



RECEIVED
TOWN CLERK'S OFFICE
2018 MAR 23 AM 10:44
RECORDED VOL. PAGE
Betsy Moukawsher
TOWN CLERK, GROTON, CONN

March 21, 2018

SENT VIA CERTIFIED MAIL

Ms. Betsy Moukawsher
Town Clerk
Town of Groton
45 Fort Hill Road
Groton, CT 06340-4394

Subject: **PZ1808RA CME Associates (J. Guskowski) – Regulation Text Amendment to add the TC-80 as an eligible zoning district to Zoning Regulations Section 7.21.3.3.1 Neighborhood Development District (NDD).**

Dear Ms. Moukawsher:

I am writing to inform you that the above-referenced application has been scheduled for a Public Hearing to be held at the **Mystic Middle School**, 204 Mistuxet Ave., Mystic, Connecticut, on **Tuesday, May 1, 2018**. Public Hearings are scheduled to begin at **7:30 p.m.**

The enclosed Notice of Public Hearing is being referred to your municipality in accordance with Section 8-7d(f) of the Connecticut General Statutes. If you have any questions, please feel free to contact the Department of Planning at 860.535.5095.

Sincerely,

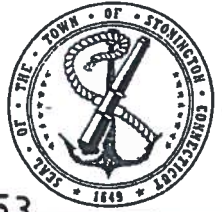
Gayle Phoenix, CZET
Land Use Application Facilitator

Enclosures: NPH & application

STONINGTON
REF.

Town of Stonington
Planning and Zoning Commission

**ZONING TEXT & MAP AMENDMENT
APPLICATION FORM**



RECEIVED

2018 MAR 14 P 2:53

FOR OFFICE USE ONLY

Application Number

PZ1808RA

Receipt Date

STONINGTON
& ZONING

3/20/18

Application is for:



TEXT AMENDMENT



MAP AMENDMENT

Name of Applicant:

CME ASSOCIATES, INC. ATTN: JOHN GUSZKOWSKI

Mailing Address:

33 WILBUR CROSS WAY, SUITE 105 MANSFIELD, CT 06261

Telephone Number:

860 - 885-1055 x 2108

Any property owner or resident in the Town may make an application to amend the Zoning Regulations or Zoning Map. Fifteen (15) copies of all application materials must be submitted to the Planning and Zoning Commission at the time of application submission.

*

AMENDMENT TO ZONING REGULATIONS. Proposals must indicate text to be added and/or deleted, and provide a statement as to why the amendment is being pursued, its consistency to the Plan of Conservation and Development and the Comprehensive Plan (ZR 8.8.3), and a statement regarding conformance to general purposes of the Zoning Regulations (ZR 1.0.1).

AMENDMENT TO ZONING MAP. Pursuant to ZR 9.4.4.2, proposals must include a Class A-2 Survey depicting proposed zoning district boundaries, a legal description of the property, list of abutting owners and their addresses, and an Impact Statement in accordance with ZR 8.8.2.

Assessor's information:

Map

Block

Lot

Present Zoning District:

Proposed Zoning District:

Reason for requesting Zoning Amendment: (ATTACH SHEET IF NECESSARY)

SEE ATTACHED - AMENDMENT TO SECTION

7.21.3.3.1 "NEIGHBORHOOD DESIGN DISTRICT"

Development

Previous Petitions: List all previous zoning amendment petitions that have been made with respect to the above listed property(ies):

Applicant's Signature

Date

MARCH 5, 2018

STONINGTON
REF.

Zoning Text Amendment Proposal



Engineering

Planning

Project Management

Land Surveying

Environmental Science

March 12, 2018

Chairman David Rathbun
Stonington Planning & Zoning Commission
152 Elm Street
Stonington, CT 06378

RE: **Proposal to Modify Stonington Zoning Regulations, Section 7.21.3.3.1 regarding District Eligibility for the Neighborhood ~~Design District~~ (NDD) designation**

Development

Dear Chairman Rathbun and Commissioners:

Please accept this note as part of the Application Form to modify the current Zoning Regulations to add an additional Zoning District to be eligible for the Neighborhood Design District designation as follows:

7.21.3.3 District Eligibility. The following characteristics are required for a site to be eligible for the NDD designation:

- .1 Located in one of the following zoning districts: DB-5, MC-80, M-1, HM, HI-60, TC-80, or PV-5, or specifically identified in the Plan of Conservation and Development as a NDD eligible site;

The current regulations do not include the TC-80 District as an eligible area, and this proposal would seek to include this important commercial district as a potential target for the flexible and innovative development or redevelopment designs that the NDD regulations allow. Per the Zoning Regulations, Section 8.8.3, we believe that this proposed change is highly consistent with the Plan of Conservation & Development, the Comprehensive Plan, and the general purposes of the Zoning Regulations (Sect. 1.0.1).

The Plan of Conservation & Development is generally supportive of the maximization of the economic growth potential of the Interchange areas, including the TC-80 district surrounding Exit 90 (PoCD pp. 85-88). Several specific Recommendations speak to the need for a fresh, flexible look at the Zoning Regulations to enable creative development. These include:

- 10.1.1 Encourage appropriate economic development;
- 10.2.5 Conduct a comprehensive rewrite of zoning regulations to revisit, update, and modernize commercial zoning and streamline the planning process;
- 10.2.9 Review text of the current zoning regulations to modernize language, objectives, uses, and purpose of commercial zones, specifically the M-1 and TC-80 zones;



860.885.1055



www.cmeengineering.com



33 Wilbur Cross Way, Suite 105, P.O. Box 535, Mansfield, CT 06268

Commitment, Meaning, & Excellence. **In All We Do.**

*STONINGTON
Ref.*

- 10.2.13 Investigate increased flexibility in parking regulations;
- 10.3.2 Work with local businesses to assure their expansions take place in Town whenever possible; and
- 10.4.5 Consider changes to zoning to offer additional flexibility for the future growth of Mystic Aquarium

Taken together, all of these recommendations speak to the need and the desire of the Town of Stonington to encourage flexibility in the regulatory environment to allow business owners and key properties to develop and expand in an appropriate and positive way. The framework of the NDD process has demonstrated the ability to enable exactly this sort of development and redevelopment in targeted commercial areas. The NDD would allow developers, on a project-by-project basis, to demonstrate, via master plan, that their proposal maximizes the commercial development potential and maintains high design standards in a way that results in positive economic and community activity, while retaining a significant degree of oversight by the PZC.

The purpose of the Neighborhood Development District regulations, as laid out in Section 7.21 of the Zoning Regulations, discusses the need to “allow for the establishment, continuation, and expansion of such [commercial and mixed] uses and activities in ways that will maintain and enhance compatibility with surrounding neighborhoods.” They specifically refer to the interaction between development sites in commercial and village areas and the surrounding residential neighborhoods. The TC-80 district is one of these areas. It is an historic commercial and mixed-use district that is surrounded by numerous residential areas, including RM-15, RA-40, and GBR-130 districts.

The properties within the TC-80 district are varied and complex in their development, expansion, or redevelopment potential in a way in which the current, rigid regulations relative to parking, buffers, FAR, and density do not anticipate. The Master Plan process of the NDD will allow each project in the TC-80 to be approached creatively, focusing on maximizing the development potential of that property while flexibly addressing issues of pedestrian and parking connectivity, access management, landscape design, and density. This is very much in keeping with the intent of both the PoCD and the NDD regulations, as well as the underlying purpose and intent of the Zoning Regulations as expressed in Section 1.0.1.

We look forward to discussing this proposed amendment to the Zoning Regulations with you and the Commission. Thank you for your consideration.

Respectfully,



John P. Guskowski, AICP
Lead Planner – Community Development Group

**PLANNING AND ZONING COMMISSION
TOWN OF STONINGTON**

NOTICE OF PUBLIC HEARING

Pursuant to the General Statutes of the State of Connecticut revision of 1958 and all amendments thereto, and pursuant to the Zoning Regulations for the Town of Stonington, Connecticut, the Planning and Zoning Commission hereby gives notice that it will hold a Public Hearing at the Mystic Middle School, 204 Mistuxet Ave., Mystic, CT, on Tuesday, May 1, 2018, at 7:30 p.m. on the following application(s):

PZ1808RA CME Associates (J. Guskowski) – Regulation Text Amendment to add the TC-80 as an eligible zoning district to Zoning Regulations Section 7.21.3.3.1 Neighborhood Development District (NDD).

AT SUCH HEARING, ANY PARTY MAY APPEAR IN PERSON OR BE REPRESENTED BY AN AGENT OR BY AN ATTORNEY.

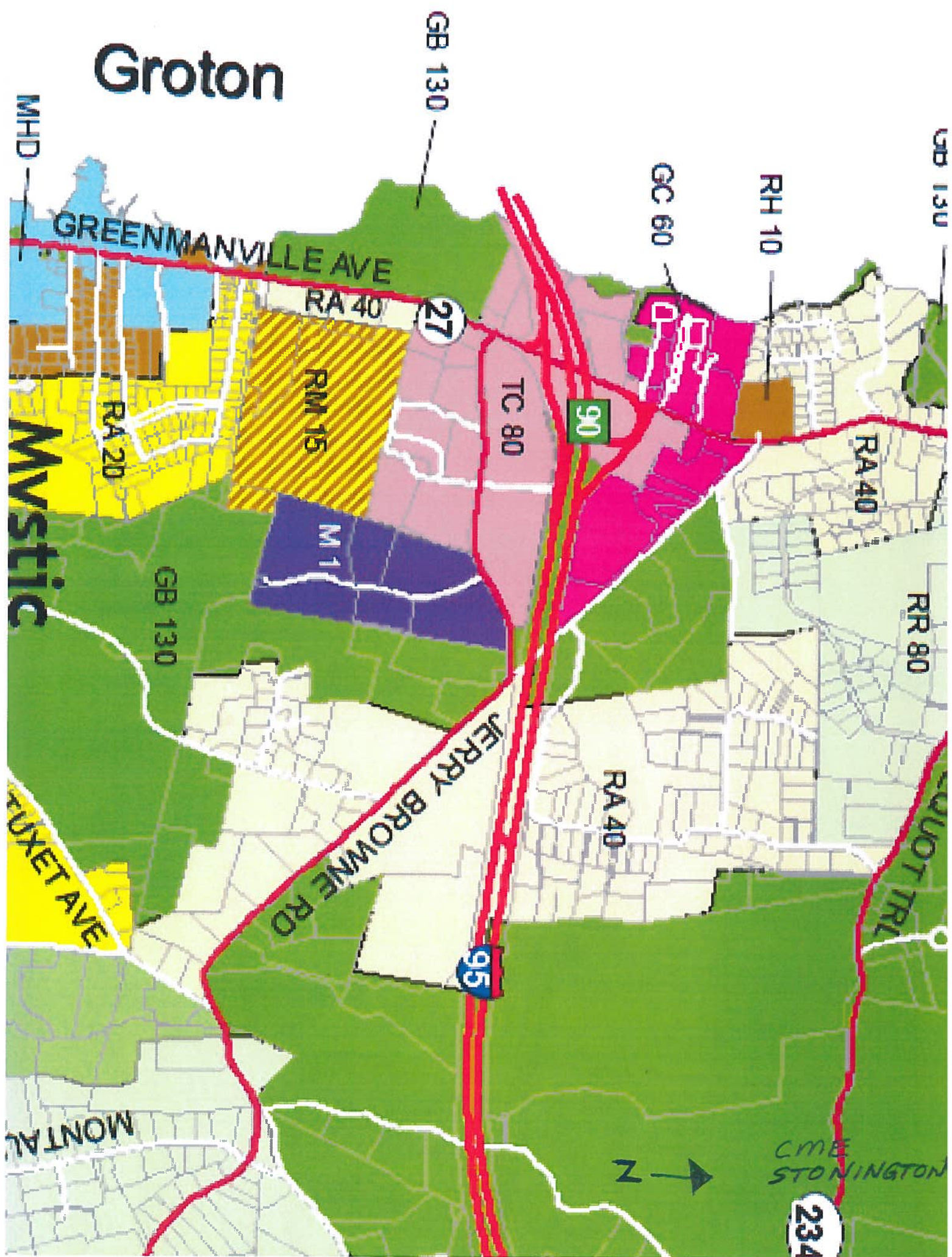
Any disabled person requiring auxiliary aids or services for effective communication or access at this hearing should contact the Department of Planning at (860) 535-5095 ten days prior to the hearing date.

Dated at Stonington, Connecticut, this 18th day of April, 2018.

David Rathbun, Chairman

*STONINGTON
REF.*

Groton





TOWN OF GROTON

PLANNING AND DEVELOPMENT SERVICES

DEBORAH G. JONES
ASSISTANT DIRECTOR
DJONES@GROTON-CT.GOV

134 GROTON LONG POINT ROAD, GROTON, CONNECTICUT 06340
TELEPHONE (860) 446-5970 FAX (860) 448-4094
WWW.GROTON-CT.GOV

April 12, 2018

The Day
P.O. Box 1231
New London, CT 06320
legal@theday.com

Please publish the following legal ad on April 13, 2018 and April 20, 2018.

TOWN OF GROTON ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARING

The Zoning Board of Appeals will hold a public hearing on Wednesday, April 25, 2018, at 7:00 p.m. in Community Room 1, Town Hall Annex, 134 Groton Long Point Road, to hear the following:

ZBA#18-01 – 84 Route 27; Mystic 84, LLC – Owner; Alan Short – Applicant; for a variance to Section 5.1-3 of the Zoning Regulations allow a legitimate theater for less than 80 persons while maintaining the existing uses approved by variance # 1267. PIN# 271015641416, RU-80 Zone.


Applications are on file and available for public inspection during normal business hours at the Planning Department, 134 Groton Long Point Road, Groton, CT. Dated this 13th day of April, 2018 at Groton, CT. (On second insertion, please put “Dated this 20th day of April, 2018 at Groton, CT.”)

Ed Stebbins, Chairman

Account #30384

PLEASE DO NOT BOLD PRINT. If you have any questions, please do not hesitate to contact me.

Sincerely,



Deborah G. Jones
Assistant Director

DGJ:klh

“SUBMARINE CAPITAL OF THE WORLD”

ZBA#18-01

MEMORANDUM

TO: Planning Commission
FROM:  Zoning Board of Appeals
DATE: April 17, 2018
SUBJECT: ZBA #18-01 – 84 Route 27, Mystic 84, LLC; Alan Short, Owner

The Zoning Board of Appeals will conduct the public hearing described in the attached Notice of Public Hearings on April 25, 2018.

If you have any comments or questions, please refer them to Thomas Zonarini in the Office of Planning and Development, before the date of the public hearing. He can be reached at tzonarini@groton-ct.gov or 860-448-4091.

TZ:klh

ZBA #18-01

Groton Zoning Update: Schedule

Topics of Discussion at Zoning Commission Meetings

Each meeting will focus on any proposed changes to a section and any related policy decisions that need to be made (as opposed to reviewing the section line by line). Discussion will include the advice and counsel of the legal review conducted by attorney Mark Branse as needed.

As Horsley Witten (HW) redrafts each section, copies will be e-mailed to Zoning Commission (ZC) members, who may suggest text edits in Track Changes (as opposed to discussing such edits during ZC meetings). ZC edits will be given to staff, who will pass them along to HW for incorporation. Any conflicting edits or unresolved policy issues will be discussed briefly at the top of the following month's meeting.

After each meeting, HW will develop one or more "one-pagers" describing proposed changes to date. These will be both for the benefit of the ZC and for the general public.

Progress Through March 2018

- Section 1: Purpose, Authority, and Application
- Section 2: Use Definitions (Non-Use Definitions to discuss on 4-4-18)
- Section 3: Zoning Districts and Map (Updated Mixed-Use Districts and standards for multi-unit dwellings pending)
- Section 4: District Regulations, including the Use Table (Town-Wide Standards to discuss on 4-4-18)
- Section 5: Use Conditions (Accessory Uses and Agricultural, Animal & Natural Resources Uses to discuss on 4-4-18)
- Section 6: WRPD

May 2018

- Procedures, Administration & Enforcement
 - In the context of a merger with the Planning Commission (PC)
- Use Conditions, continued

June 2018

- Special Districts
 - Particular emphasis on Open Space Subdivisions
- Use Conditions, continued

July 2018

- Site Standards
 - Parking
 - Signs
- Updated Mixed-Use Districts and standards for multi-unit dwellings
- Use Conditions, continued
- Address any "red flags" related to Special Districts

August 2018

- Site Standards
 - All others
- Use Conditions, continued

September 2018

- Special Regulations
- Use Conditions, continued
- Address any "red flags" related to Site Standards

October 2018

- Address any "red flags" related to Special Regulations
- Formatting
- Any remaining questions or policy discussions
- HW to start compiling one-pagers into a single document summarizing the proposed changes for the zoning regulations

November 2018

- Draft text to PC for review
- Formatting continued
- Any PC concerns to address

December 2018

- Housekeeping: Any final edits

January 2019

- Public Hearing

This schedule provides a bit of a buffer before the merger of the ZC and PC in early 2019.

ZONING
REWRITE